

**JOHNSON CITY REGIONAL PLANNING COMMISSION
MINUTES
June 6, 2015**

MEMBERS PRESENT: Greg Cox, Secretary
Joe Wise, Chairman
Jamie Povlich, Vice-Chairman
Brenda Clarke, Assistant Secretary
Uwe Rothe
Kevin Cole
Jenny Brock
Timothy Zajonc

MEMBERS ABSENT: Greg Cox
James Staton
John F. Hunter

STAFF PRESENT: Angie Charles, Senior Planner
Steve Neilson, Development Coordinator
Matt Young, Planner
Cody Moneymaker, Intern
Alan Cantrell, City Engineer

Chairman Wise called the meeting to order at 6:00 p.m. Commissioner Povlich gave the invocation and led the Pledge of Allegiance.

The minutes of the regularly scheduled Planning Commission meeting on May 12, 2015, were approved by a 7-0 vote.

The first item of new business was to consider Washington County Rezoning Request for 2254 Boones Creek Rd, from A-1 (General Agricultural) to B-3 (General Business). Both the city and the county recommend approval of the request, as the county B-3 district allows uses that are compatible with Johnson City's B-4 district.

Public hearing was opened.

Charles Dyers, 1836 Boones Creek, spoke against the rezoning on behalf of a neighbor, insisting that the property looks messy with a variety of accessories scattered throughout the lawn. Mr. Dyers referred to the property could be confused as a continuous yard sale location. He also stated that nearby neighbors are worried about how the rezoning might impact their property value.

Jason Poteet, owner of the property requested to be rezoned, stated that the rationale behind the messiness was that building had taken place without using the proper channels needed to begin building new structures or refinishing former structures. Therefore, all building was put to a halt, leaving the property formerly described as messy. Mr. Poteet is leasing the property.

Alec Williams, 2225 Boones Creek Road, spoke in favor of the request stating that Boones Creek is considered as pristine property and he expects top quality development to take place and nothing less.

Public hearing was closed.

Motion: Brock
Second: Cole

To recommend denial of Washington County Rezoning Request for 2254 Boones Creek Rd, from A-1 (General Agricultural) to B-3 (General Business).

The motion passed by a 6- 0-0 vote.

The second item on the agenda was to consider Annexation Request for Garland Farms, Phase IV. The property is located within the Urban Growth Boundary. Annexation is requested by the property owner for future development which meets conditions of Public Chapter 707.

Public Hearing was held and no one spoke.

Motion: Cole
Second: Clarke

To recommend approval of Annexation Request for Garland Farms, Phase IV.

The motion passed by a 7 – 0 vote.

The third item on the agenda was Concept Plan Amendment for 13.07 acre lot on Austin Springs Road. The revisions include reducing the number of duplexes to 26, adding 12 townhome units, the relocation of a storm water detention pond, and a change in the site's ingress and egress.

Public hearing was opened.

Todd Wood, DT-Wood Engineering, spoke on behalf of the owner, readily made himself available for any questions or concerns that the Planning Commission may have.

Public hearing was closed.

Motion: Cole
Second: Clarke

To consider approval of Concept Plan Amendment for 13.07 acre lot on Austin Springs Road.

The motion passed by a 7 –0 vote.

The fourth item on the agenda was to consider Final Plat Approval of the Park Place, Phase III Subdivision. The streets and utilities are already installed and have been previously accepted. There is an alley which runs along the west side of the property which will remain private. Staff

has requested an additional note on the plat regarding the maintenance of the alley as well as the private retaining wall which encroaches into the alley. The petitioner is Gary Phillips.

Public hearing was held and no one spoke.

Motion: Cole
Second: Rothe

**To recommend Final Plat Approval of the
Park Place, Phase III Subdivision.**

The motion passed by a 7 –0 vote

The fifth item on the agenda was to consider Final Plat Approval of the Park Place Subdivision Addition. The petitioner received preliminary approval on September 9, 2014 and constructed accordingly. The utilities have been installed, the detention structures are complete, the street has a surface coat of asphalt, and the sidewalks have been constructed. The petitioner is John Issacs.

Public hearing was held and no one spoke.

Motion: Cole
Second: Brock

**To recommend Final Plat Approval of the
Park Place Subdivision Addition,
conditioned upon a cash bond of \$26,400.**

The motion passed by a 7 –0 vote.

The next item on the agenda was to consider Zoning Ordinance Text Amendment to Article X, Transmission Tower Regulations. The proposed amendments are necessary to bring the city's regulations into conformance with new Federal Communications Commission requirements recently approved under the "Middle Class Tax Relief and Job Creation Act of 2012".

Public hearing was held and no one spoke.

Motion: Zajonc
Second: Clarke

**To recommend approval of Zoning
Ordinance Text Amendment to Article X,
Transmission Tower Regulations.**

The motion passed by a 7 – 0 vote.

The last item on the agenda was the appointment of a Task Force for Downtown Signage.

Motion: Cole
Second: Clarke

The appointment member of the Task Force for Downtown Signage included: Diana Cantler, Jennifer Sawyer, Uwe Rothe, Greg Cox, and Jenny Brock.

The motion was passed by a 7 – 0 vote.

There being no further business, the meeting was adjourned at 6:40 PM.

APPROVED:

SIGNED:

Joe Wise, Chairman

Greg Cox, Secretary